

**MINUTES**  
**REGULAR MEETING OF THE MIDLAND CITY HOUSING COMMISSION**  
**MONDAY, JUNE 5, 2017, 3:00 P.M.**  
**333 W. ELLSWORTH STREET**  
**CITY COUNCIL OVERFLOW ROOM**  
**MIDLAND, MICHIGAN**

**1. Roll Call**

PRESENT: Burgess, Mortensen, Garchow, and Wright

ABSENT: Loose

OTHERS

PRESENT: Brad Kaye, Assistant City Manager for Development Services; Grant Murschel, Community Development Planner; Kim Samborn, Manager of Senior Housing;; and one (1) other.

**2. Approval of Minutes of March 6, 2017**

It was moved by Garchow and seconded by Burgess to approve the minutes of Monday, March 6, 2017 as written. The motion was approved unanimously (4-0).

**3. Public Comments**

None

**4. Reports**

a) Senior Housing Updates – Kim Samborn

Samborn presented the reports for Riverside Place and Washington Woods senior living communities. She highlighted some of the ongoing positives happening at each location as well as some of the issues the facilities are experiencing. Renovations are ongoing at Washington Woods. She welcomed comments from the Commission about how the issue of lower occupancy levels and smaller waitlists could be overcome.

Murschel indicated that the housing study being led by Midland County Habitat for Humanity will include portions relating to senior housing. Burgess commented “aging in place” is a new trend and likely means that residents will want to stay within their homes until they need substantial personal or medical care. Garchow mentioned that private industry markets heavily to estate planning firms and financial advisors. He wondered if there has been some effort to do this. Additional comments were made on potential solutions.

Samborn commented that she would take the comments and explore the options. She appreciated their time and consideration on this. Members of the Housing Commission were invited to do unannounced, drop-in tours individually of each facility to be able to see how well staff is doing to sell the facilities as a great place to live.

**5. New Business**

a) Purchase and Demolition of 401 Arbury Place

Murschel explained the request to the Housing Commission. The Commission has the authority to use their own budgeted funds for this type of activity under the City Code of Ordinances. If approved, staff would initiate the purchase process by notifying the County Treasurer’s Office. Following purchase, staff will solicit quotes for the demolition of the blighted structure. Once the property is vacant it will then be available

for possible use by the Building Trades program, Habitat for Humanity or another community-based nonprofit.

Mortensen commented that it is difficult to find vacant land within the heart of the city and that this will turn out to be a benefit for affordable housing in the community, whether through a partnership with Habitat for Humanity or the Building Trades program.

It was moved by Wright and supported by Burgess to approve the use of Housing Fund dollars for the acquisition and demolition of 401 Arbury Place. The motion was approved unanimously (4-0).

b) **Housing Study Contribution**

Murschel explained the request for \$2,000 to be used towards the housing study being led by Midland County Habitat for Humanity. The study will cover a wide variety of housing needs across the city and county. The data will be able to be used for Community Development Block Grant applications, payment in lieu of taxes and low-income housing tax credit policy revisions, and general housing market information. Habitat for Humanity is partnering with Midland Area Homes, the City of Midland, and United Way of Midland County on this project.

Mortensen explained that she will be abstaining from the vote since the group is also planning to apply for grant funding from the Midland Area Community Foundation.

It was moved by Burgess and supported by Garchow to approve the use of \$2,000 dollars from the Housing Fund for the housing study. The motion was approved unanimously (3-0) with Mortensen abstaining from the vote.

**6. Fair Housing Update**

Murschel presented information on recent fair housing testing in the city of Midland by Legal Services of Eastern Michigan. LSEM of struggling to find qualified fair housing testers within the area so they have been marketing the opportunity through various means. Murschel anticipates this to note impact their work during the current year and that a final report will be issued in July.

**7. Communications**

Murschel provided an update on the current CDBG program year and when he anticipates the U.S. Department of Housing & Urban Development to release the allocation numbers for the upcoming year. When the numbers are released, staff will begin the budget amendment process which will include a special meeting of the Housing Commission.

The Commission also discussed ongoing thoughts on a county land bank. Murschel indicated that he and Kaye discussed this potential redevelopment tool with some land bank specialists from the Michigan Community Resources and the Center for Community Progress. Mortensen explained that she would like to see this concept explored more in regard to the potential benefit for additional housing that is affordable for low-income families. Murschel and Kaye will be reaching out to Cathy Lunsford at the County Treasurer's Office to discuss this more.

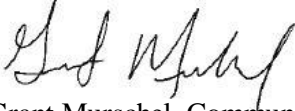
**8. Future Meeting Date**

a) September 11, 2017 – Regular Meeting

**5. Adjournment**

The meeting was adjourned by Vice-Chair Mortensen at 4:15 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Grant Murschel". The signature is fluid and cursive, with the first name "Grant" and last name "Murschel" clearly distinguishable.

Grant Murschel, Community Development Planner

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